

## IV. LAND USE

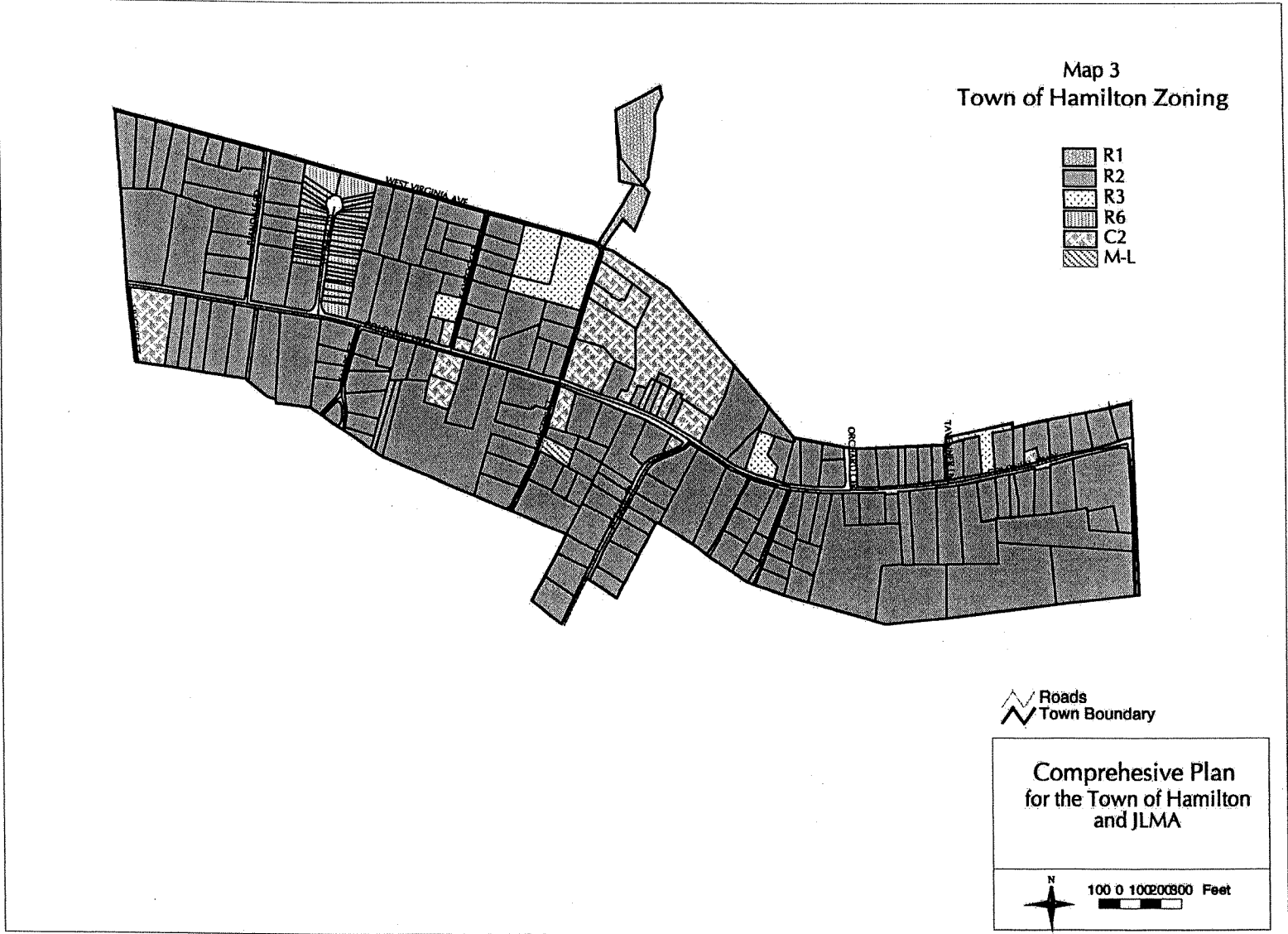
### Existing Land Use

The overall land use pattern in the planning area still retains a predominantly traditional residential character with the Town serving as a focal point for the surrounding agricultural area. This plan recommends land use policies that promote preservation of the Town identity, encourage retention of open space, and that support development that is clearly harmonious with the scale, history, and rural nature of the Town. New development in and around the Town should complement the identity, social cohesion, and rural and historic nature of the Town. New development must also occur at a pace that will not strain or overwhelm public resources.

While some medium density residential and commercial uses have developed around the edges of the Town during the past two decades, the Town still features a relatively clear demarcation between the land which is developed and that which is rural.

Table 2 shows the distribution of existing land uses in the Town and Joint Land Management Area (JLMA) by type.

TABLE 2 EXISTING LAND USES IN THE TOWN AND JLMA		
Land Use	Acres within Town Limits	Acres in JLMA
Agriculture/Open Land	11 (8%)	176 (30%)
Low Density/Rural Residential	0 (0%)	101 (17%)
Residential, Single Family Detached	97 (73%)	286 (49%)
Residential, Single Family Attached + Multi-Family	8 (6%)	- (0%)
Commercial	6 (5%)	23 (4%)
Public/Semi-Public Uses	10 (8%)	2 (<1%)
TOTAL ACRES	132	587



## Existing Zoning

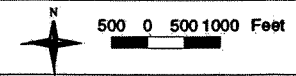
The Town adopted its Zoning Ordinance in 1997. Zoning districts are shown on Map 3 (pg. 16) and Table 3.

TABLE 3 TOWN ZONING DISTRICTS		
District	General Uses Permitted	Approximate Acres Total
R-1, Residential	Single family dwellings and institutional uses; minimum lot size of 40,000 square feet, effective density of about 1 dwelling per acre.	2.1
R-2, Residential	Single family dwellings and institutional uses, minimum lot size 15,000 square feet; effective density about 2 units per acre.	104.8
R-3, Residential	Single family dwellings and institutional uses, minimum lot size 10,000 square feet; effective density about 3 units per acre.	4.3
R-6, Residential	Single family dwellings, semi-detached and attached dwellings, and institutional uses, minimum lot size 10,000 square feet; maximum density 6 units per acre.	4.0
C-1, Office	Variety of retail and wholesale activities and certain institutional uses.	0
C-2, Retail	Variety of retail and wholesale activities and certain institutional uses.	11.7
M-L, Light Industrial	Variety of light manufacturing and assembly activities.	0.4
Total Acres <sup>1</sup>		127.3 acres

<sup>1</sup> Does not include 4.7 acres of public parkland.

The land in the Hamilton JLMA mostly zoned for agriculture and low and medium density residential uses, although a limited amount of commercial zoning also exists. The County of Loudoun has planning and zoning jurisdiction over the land areas outside of the Town's corporate limits. These zoning districts are shown on Map 3a and summarized in Table 4.

The Town currently has subdivision authority for the area generally within a one-mile radius of the Town. The area of subdivision authority is slightly less than one mile on the west side where it abuts Purcellville's subdivision jurisdiction.



<b>TABLE 4</b> <b>COUNTY ZONING DISTRICTS IN HAMILTON JLMA</b>		
<b>District</b>	<b>General Uses Permitted</b>	<b>Approximate Acres in JLMA</b>
JLMA-3	Agriculture and Single Family Dwellings at a maximum of 1 dwelling per 3 acres, depending on soils.	176
JLMA-1	Agriculture, Single Family Residential Dwellings at a maximum density of 1 unit per acre. A minimum lot size of 10,000 square feet is permitted and clustering can be done so long as density requirements are met.	101
JLMA-2	Agriculture; Single Family Residential One unit per 20,000 square feet.	256
RC	General Commercial Uses	20
PD-OP	Offices and accessory Uses	4
Total		587 acres

### Planned Land Use within the Town and JLMA

The Town will provide for moderate and incremental additional development within the Town by permitting key tracts to develop under their present zoning density, as designated in this plan. In certain cases, marginally higher densities may be permitted if the proposed uses and densities are in accord with the objective of limiting total growth in the current Town limits to a total of not more than thirty two additional dwellings during the next twenty years, representing “ultimate” residential development within the Town.

**TABLE 5  
ESTIMATED DEVELOPMENT CAPACITY  
IN THE PRESENT INCORPORATED TOWN**

<b>Town Zoning District</b>	<b>Acres Undeveloped</b>	<b>Potential Residential Development</b>	<b>Potential Commercial Development w/o sewer expansion)</b>	<b>Potential Commercial Development (w/sewer expansion)</b>
R-2	13	26 du	N/A	N/A
R-3	2	6 du	N/A	N/A
C-2	5.5	N/A <sup>1</sup>	<sup>3</sup>	50,000 sf <sup>2</sup>
M-L	<sup>3</sup>	N/A	-	-
<b>Totals</b>	<b>20.5 ac</b>	<b>32 du</b>	<b>15,000 sf</b>	<b>50,000 sf</b>

<sup>1</sup> Residential allowed by special use permit only

<sup>2</sup> Assumes .22 Floor Area Ratio

<sup>3</sup> Only marginal amount unless sewer capacity is added

Carefully designed and buffered residential and commercial “infill” development or carefully designed re-developments will be permitted in accord with current zoning designations. Such new development will be carefully designed to protect the traditional visual character of the Town, preserve the small scale and peaceful atmosphere of the neighborhoods and enhance the viability of small businesses that are compatible with the Town’s character.

The incorporated Town will remain the focal point of the community in terms of business, institutional, and residential activity and identity. Although most future residential development in the area will occur adjacent to the present Town limits, all development of land and infrastructure in the area will be designed so as to reinforce the Town as the center of community. All land use changes and development within the Town will be small in scale, incremental and designed to maintain and enhance the basic character and integrity of the existing Town fabric.

Thus, the planning strategy for the Hamilton area is to maintain predominately residential development at a relatively low density in and around the Town, in accord with the policies of this Plan, while reinforcing the center of Town as Hamilton’s historic commercial and community focal point.

Any new development will be primarily residential and designed as interconnected blocks that extend the existing Town pattern. New development will be compatible with the visual character and scale of the Town, featuring traditional, compact, human-scale spaces along public streets.

The existing commercially zoned tracts can accommodate the expected commercial demand in the area. The focus of new commercial development will be in the center of Town in order to strengthen the function of the town center as Hamilton’s traditional downtown area. Vacant commercially zoned land outside of the town center will be encouraged to be developed in residential or other non-commercial use. These areas also serve as the east and west gateways to

the Town. Policies within this Plan and the Revised General Plan call for more detailed planning for these gateways that will establish these areas as distinct entry points to the Town of Hamilton.

In addition to encouraging development and redevelopment of the commercially zoned land within the town center, the Town will encourage the establishment of small-scale home-based businesses that are compatible with the residential character of the neighborhoods.

The Town will pursue an active role in planning adjacent areas, such as the JLMA and the area within the one-mile subdivision authority. The Town and County will coordinate closely to implement land use policies and regulations for adjacent areas in a consistent, clear and complementary manner to achieve the goals of this Plan. Although the Town corporate limits define the area in which the Town has official planning and zoning authority, the impacts of new development adjacent to the Town are as important to the Town's future well-being as development within its corporate limits.

<b>TABLE 6 ESTIMATED DEVELOPMENT CAPACITY IN THE JLMA</b>				
<b>County Zoning District</b>	<b>Estimated Acres Undeveloped</b>	<b>Potential Residential Units</b>	<b>Potential Commercial Development (w/o sewer expansion)</b>	<b>Potential Commercial Development (w/sewer expansion)</b>
JLMA-3	38	13	N/A	N/A
JLMA-1	10	10	N/A	N/A
JLMA-2	17	34	N/A	N/A
RC	-	N/A	0 to 15,000 sf	85,000 sf <sup>2</sup>
PD-OP	-	N/A	<sup>3</sup>	<sup>3</sup>
<b>Totals</b>	<b>65</b>	<b>57</b>	<b>N/A <sup>1</sup></b>	<b>85,000 sf</b>

<sup>1</sup> Depends upon sewer capacity allocation

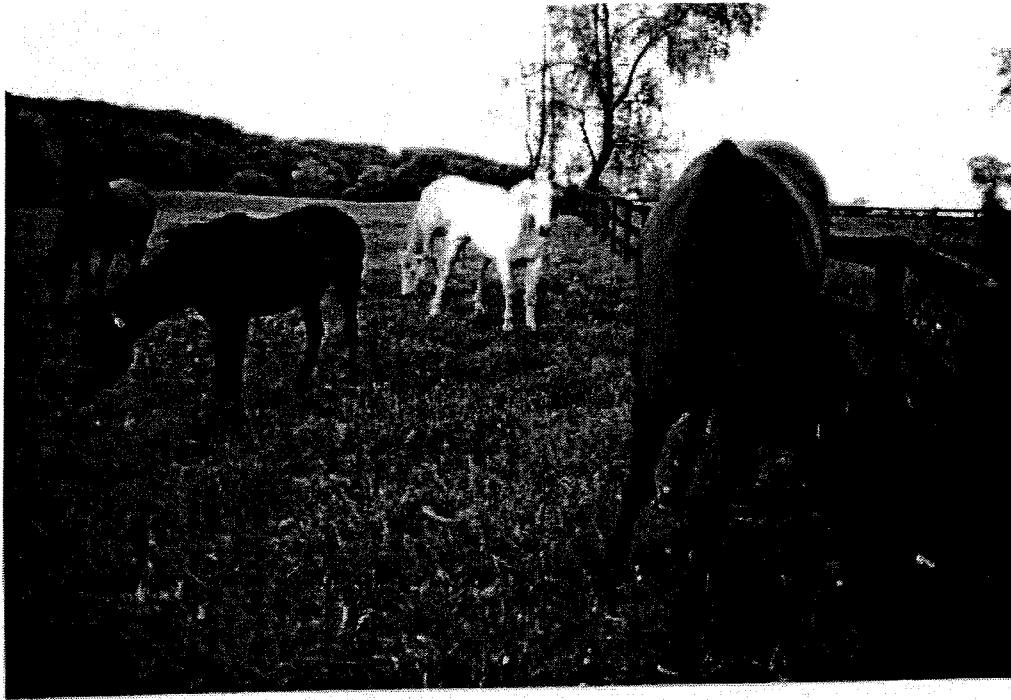
<sup>2</sup> Assumes development occurs at .25 FAR, although district permits up to .4 FAR

<sup>3</sup> Marginal amount available if tract is redeveloped

## GOALS - LAND USE

1. Achieve a balanced and sustainable land use pattern that will retain Hamilton's historic, small town character in a rural setting.
2. Protect the natural resources of the Town and surrounding area.
3. Maintain the existing average residential density in the Town and JLMA.





Hillbrook

## **POLICIES - LAND USE**

1. Future development within the Town and JLMA will be consistent with the Existing Zoning Maps for the Town and County (Maps 3 and 3a) which will also serve as the future land use maps.
2. Ensure that the pattern, scale, location, character, setback, and overall density of land use in and around the Town is compatible and consistent with the existing character of the Town and enhances the overall quality of life, character, well-being and sense of community of the Town and surrounding areas.
3. Preserve the essential beauty of the natural and agricultural landscape by supporting the continued operation of existing agricultural businesses in the JLMA.
4. Promote a safe pedestrian environment in and around the Town.
5. Ensure that the pattern, form, and design of new development encourage the conservation of energy, water, and other natural resources.
6. Preserve the integrity of the historic buildings and streetscape in the Town.
7. Promote high-quality design and efficient land use patterns.
8. Focus commercial activity toward the existing commercial area in the center of Town in order to strengthen its function as the traditional downtown area.



9. Non-residential public uses such as schools, public safety, recreational, parks or public offices should be proximate to Hamilton area populations.
10. Ensure the Town's ability to provide required public services by managing growth at a sustainable rate.
11. Enhance the character of the eastern and western entrances to the Town to reflect the character of the Town.
12. Encourage moderately scaled commercial development on the large, commercially zoned tract in the center of Town in a traditional downtown design that complements the existing historic character of the Town. The downtown area should include a mix of small, non-franchise commercial uses such as: a coffee shop, antique stores, and live/work studio spaces for artisans.
13. Discourage new re-zonings to commercial classifications within the Town or the JLMA, except for the central core of the Town.
14. Preclude further industrial development within the Town or JLMA.
15. Encourage agricultural, equestrian, and open space land uses in the JLMA, and pursue, where appropriate, purchase of development rights policies and other open space preservation tools supporting these goals.
16. Encourage residential design that provides open space preservation, recreational amenities, and supports pedestrian and bicycle travel.
17. Ensure that sidewalks are included in new development or revitalization plans for all areas of the Town and JLMA.

#### **ACTION ITEMS - LAND USE**

1. Evaluate existing Town zoning district regulations and the Zoning Map for their compatibility with the goals and policies of this Plan, and identify necessary or desirable amendments.
2. Review the Town ordinances and regulations to ensure that new development will blend with the existing fabric of the Town in terms of setbacks, side and rear yards, and street design. Priority will be placed on preserving the character of the Route 7 corridor within the Town and continuing the architectural fabric to development around the Town.
3. Review the Town's ordinances and regulations to ensure that adequate landscaping and sidewalks are included in new development, in conjunction with the preservation and enhancement of trees and other vegetation.
4. Amend the Town subdivision ordinance as needed and work with Loudoun County to ensure that new development in the surrounding area blends with the existing fabric of

the Town in terms of set-backs, street design, and adequate landscape buffers to protect existing dwellings.

5. The Town and the County will coordinate in managing future extensions of sewer and water into the JLMA so as to encourage a gradual and logical rate and pattern of development in accord with the policies of this plan. Such utility extensions and expansions are designed to ultimately provide full service to the JLMA and be fully funded by the new users.
6. The Town and the County will coordinate to achieve a pedestrian/bicycle trail connection from the Town to the W&OD Regional Trail.
7. The Town and the County will coordinate to ensure that development at the edges of the Town connects to the existing Town road network wherever appropriate, and provides an appropriate and positive visual image at points of entry to the Town.
8. Coordinate Town and County action to establish a greenbelt of open space to separate Hamilton from other Towns or developed areas surrounding Hamilton. The purpose of the greenbelt is to maintain the character of the Hamilton area and to retain a distinct sense of identity and visual separation from Purcellville, Lincoln, and Leesburg. The location of the greenbelt will be determined on a case-by-case basis, based on topography and other physical features that provide adequate visual separation between developed and rural areas or between developed areas.
9. Review Town ordinances and regulations accordingly to ensure that growth is managed to avoid overtaxing public services.
10. Review, and revise if necessary, Town zoning and special exception criteria to ensure the adequacy of Town water supply and sewage treatment facilities for new development or new land uses.
11. Work with Loudoun County to promote and support policies that preserve the agricultural, rural, and scenic areas surrounding Hamilton.
12. Develop a gateway plan for the entrances to Hamilton to provide attractive visual enhancements such as landscaping and signage.
13. Study the potential for future subdivision of existing lots of record under the existing zoning requirements in the Town.